



# VILLAGE OF BARTLETT COMMITTEE MINUTES July 15, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of July 15, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:18 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Economic and Development Coordinator Tony Fradin, Civil Engineer Nick Talarico, IT Director John Peebles, Head Golf Professional Phil Lenz, Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

## 4. STANDING COMMITTEE REPORTS

### A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

#### 1. #2024-18 Kiddie Academy

Trustee Hopkins stated that the petitioner is requesting a preliminary/final plat of subdivision for the northwest corner of Fairfax Lane and Army Trail Road. The petitioner is also requesting site plan approval, variations to allow parking in the setbacks and a special use permit for height to allow the construction of a Kiddie Academy daycare facility on Lot 1. He stated that the petitioner intends to market lot 2 for future development. Stormwater detention is provided on lot 3 for both lots 1 and 2.

Ms. Stone stated that this site was previously approved for a BP gas station in the early 2000's which was never constructed. She stated that it's located at the northeast corner of Fairfax and Army Trail Road. She went on to say that it is a three lot subdivision, stating that Lot 1 is the largest of the three sites and that is where Kiddie Academy is proposed to be constructed. She stated that parking exceeds our requirements and that there is a full access point on Fairfax. Ms. Stone stated that a secondary access point is proposed on the east side of the property which abuts property owned by Hanover Park. She stated that Hanover Park has given preliminary approval that they will allow that secondary access point. She went on to say that the building is primarily constructed of stone veneer along with brick and masonry and that it does need a special use permit for building height because the average height is 31 ½ feet tall mainly due to the large center terrapit. She stated that they are proposing to have a od fence along the north property line and then there will be an additional fence as required by DCFS around the play area. Ms. Stone went



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on to say that there are 5 classrooms proposed for the facility. She stated that this will require a public hearing before the Planning and Zoning Committee.

President Gunsteen asked if there was a potential user for the lot 2. Ms. Stone stated not at this time, but they have been in contact with several coffee companies who have expressed their interest. President Gunsteen wanted to verify that they would need to go through the special use permit for the drive thru, Miss Stone confirmed that was correct. Trustee Hopkins stated that if there were no other questions, this would be send to the Planning and Zoning Committee for a public hearing.

### **B. ADJOURNMENT**

Mayor Gunsteen moved to adjourn the Committee of the Whole Meeting to Executive Session. Trustee Suwanski moved to approve; the motion was seconded by Trustee LaPorte.

### **ROLL CALL VOTE TO ADJOURN**

AYES: Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

**MOTION CARRIED**

The Committee of the Whole meeting was adjourned at 7:22 p.m.

Jackie Cardoza  
Executive Assistant